

023.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

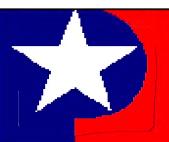
855,900 / 855,900

USE VALUE:

855,900 / 855,900

ASSESSED:

855,900 / 855,900



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		COTTAGE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WILSON JONATHAN E & KATE	
Owner 2:	
Owner 3:	

Street 1: 6 COTTAGE AVE
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: CARNEY JOHN -
Owner 2: -
Street 1: 96 RICHFIELD RD
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION	
This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Vinyl Exterior and 1576 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										15272
										GIS Ref
										GIS Ref
										Insp Date
										04/25/18

## PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,900	0	5,000.	456,000	855,900	855,900	Year End Roll	12/18/2019
2019	101	FV	304,300	0	5,000.	484,500	788,800	788,800	Year End Roll	1/3/2019
2018	101	FV	200,200	0	5,000.	353,400	553,600	553,600	Year End Roll	12/20/2017
2017	101	FV	200,200	0	5,000.	307,800	508,000	508,000	Year End Roll	1/3/2017
2016	101	FV	200,200	0	5,000.	262,200	462,400	462,400	Year End	1/4/2016
2015	101	FV	188,500	0	5,000.	256,500	445,000	445,000	Year End Roll	12/11/2014
2014	101	FV	188,500	0	5,000.	210,900	399,400	399,400	Year End Roll	12/16/2013
2013	101	FV	188,500	0	5,000.	200,600	389,100	389,100		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
CARNEY JOHN,	70165-208		10/31/2017		875,000	No	No				
FLYNN PAUL V JR	69086-449		3/31/2017	Change>Sale	525,000	No	No				
FLYNN PAUL,	67004-172		3/29/2016	Convenience		1	No	No			
FLYNN PAUL V	27199-268		4/9/1997	Family		1	No	No	A		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2017	1025	Porch	4,500					replace frnt dr an
6/23/2017	734	Foundati	10,000	C				
6/7/2017	663	Addition	129,000	O				

## ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2018	Measured	DGM	D Mann
4/25/2018	Permit Visit	DGM	D Mann
7/21/2017	MEAS&NOTICE	HS	Hanne S
12/2/1999	Inspected	264	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	264	PATRIOT
8/9/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	15 - Old Style			Full Bath:	2	Rating:	Very Good																
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Frl:		Rating:																	
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C - Average			<b>CONDOS INFORMATION</b>																			
Year Blt:	1870	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G19	Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	8	3											
Sec Int Wall:		%		Economic:				Additions:															
Partition:	T - Typical			Special:				Kitchen:															
Prim Floors:	3 - Hardwood			Override:				Baths:															
Sec Floors:		%		Total:	4.6	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	130.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.35000002			General:															
Electric:	3 - Typical			Const Adj.:	0.99989998			<b>COMPARABLE SALES</b>															
Insulation:	2 - Typical			Adj \$ / SQ:	175.482			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:	S			Other Features:	105554																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	419216																		
% Com Wall:		% Sprinkled:		Depreciation:	19284																		
				Depreciated Total:	399932																		
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:		Model:																					
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:																			
				Year:																			
				Color:																			
				<b>PARCEL ID</b>				023.0-0004-0003.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y		18X18	A	AV	1985	0.00	T	27.2	101											
More: N	Total Yard Items:					Total Special Features:												Total:					
<b>IMAGE</b> AssessPro Patriot Properties, Inc.																							